



CITY OF KIRKLAND  
Planning and Building Department  
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www.kirklandwa.gov

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## MEMORANDUM

**To:** Design Review Board  
**From:** Jon Regala, Planning Supervisor  
**Date:** December 21, 2015  
**File No.:** DRV15-01765  
**Subject:** VILLAGE AT TOTEM LAKE (AKA TOTEM LAKE MALL)  
DESIGN RESPONSE CONFERENCE – Continued from December 7, 2015

### **I. MEETING GOALS**

At the January 4, 2016 Design Review Board (DRB) meeting, the DRB should continue the Design Response Conference for the project held on December 7, 2015. The DRB should discuss and provide feedback on the applicant's response (see Attachment 1) to the DRB's direction regarding the following Phase I (lower Mall) components:

- Building A (Whole Foods)
- Building B
- Gate design for loading/unloading area

Following this discussion, the DRB should discuss and provide feedback on the following Phase I components (not reviewed at previous meeting):

- Stand-alone buildings: Building K & M
- Design approach for the existing building's facades (Ross, Car Toys, etc.)

Review of Building C and D will be continued to a future meeting. The DRB's discussion and feedback should be based on the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP).

### **II. DRB DIRECTION FROM DECEMBER 7<sup>TH</sup> MEETING**

A complete design response packet was not provided to staff in advance of preparing this memo, so a staff analysis of the applicant's proposal is not included below. The DRB provided the following feedback and direction to the applicant in preparation for the January 4<sup>th</sup> meeting:

**Site** – The DRB was in general agreement on the following site plan components:

- Site layout including central east/west boulevard plaza
- Shared bicycle and pedestrian paths along 120<sup>th</sup> Avenue NE and Totem Lake Boulevard (Note: Public Works to review and approve final design)
- Street and plaza finishes
- Pedestrian connections

**Building A** (Whole Foods Building) - The DRB was in general agreement on the industrial and contemporary style of the building and the integration of warmer colors to make the building look less sterile. The DRB had the following comments:

- Explore design changes to the 120<sup>th</sup> Avenue NE building elevation in regards to:
  - Making it less repetitive
  - Showing building articulation
  - Adding more human scale/interest to this façade including the addition of landscape planters and roof line articulation
  - Mitigating blank wall near loading dock area
- Liked warmth of the cedar but had concern regarding long term fading.
- Show trees in elevation drawings (also have elevation drawings without trees).
- Provide details on corner patio plan and rooftop equipment screening

**Loading Gate** – The DRB requested further study of the loading dock area based on the following comments:

- Wood is not an acceptable material for the gate although it may be used as an accent material
- Further explore gate function (i.e., align with street, study door swing, etc.)
- Utilize a more contemporary design for the gate. Perhaps a more artistic design via aluminum with laser cut design.
- Study composition/elevations of Whole Foods to Bldg. B and explore how the gate can be a design transition between buildings. How can it complement the adjoining buildings?

**Building B** – The DRB was in general agreement on the design theme for Building B but had the following comments/questions:

- Can the west façade be made more balanced in terms of colors and materials?
- Along the 120<sup>th</sup> Avenue NE, the façade was too monochromatic. Introduce more color to this façade.
- Provide the ‘family’ of canopies proposed for the storefronts
- Show how glazing (vision glass vs opaque glass) will be used
- Roof screening/treatments, explore green roof elements (not necessarily entire roof, identify portions of roof that would be appropriate for a green roof)
- Mitigate blank wall near loading dock

**Wells Fargo** – The DRB generally agreed on the design and materials proposed for the stand-alone Wells Fargo building but asked that the façade better relate to the brick color being used. Trees should also be shown in the elevation and plan drawings.

**Landscaping** – The DRB was in general agreement with the proposed landscape plan but had several comments:

- Avoid too many deciduous plants
- Use a variety of evergreens

**Amenities** – No DRB comments

**Other items** – The DRB requested several additional items to be presented by the applicant at the next meeting:

- Material board
- Tenant guidelines for changing the building façade ('kit of parts', materials, articulation, and criteria/thresholds for façade changes)
- Samples of CenterCal quality/standards

**III. ITEMS FOR FUTURE MEETING**

The following item will be deferred to a future DRB meeting: Building C (includes residential use) and D, to include the parking garage being proposed above the ground floor retail space

**IV. ATTACHMENTS**

1. Applicant's Design Response





# THE VILLAGE AT TOTEM LAKE

**Mixed-Use Development**  
**Kirkland, Washington**

CenterCal Properties, LLC · Developer  
Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

SUBMITTAL DATE : 12/21/15  
PRESENTATION DATE : 01/04/16

DESIGN REVIEW BOARD SUBMITTAL





The Village at Totem Lake  
CenterCal Properties, LLC · Developer  
Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

## City of Kirkland Design Board Review

January 4, 2016

### Meeting Objectives:

Obtain final design direction for:

- Building A
- Building B
- Buildings K & M
- Project Loading Environment
- Existing Retail Facade Redesign (Ross, etc.)

Future meetings:

- Phase II, Upper Site - Residential and Retail/Theatre
- Building C

JANUARY 4, 2015 MEETING OBJECTIVES



### The Village at Totem Lake

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Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

## LANDSCAPE SITE PLAN

0 25 50 100 NORTH  
SCALE 1"=50'-0"





## DRB DIRECTION:

Further develop 120th streetscape and facade work

## RESPONSE:

In Response to comments received at the last DRB meeting the Applicant has fine tuned the elevations to add more planters, and has shown additional detailing regarding canopies, seating areas, and the loading area.



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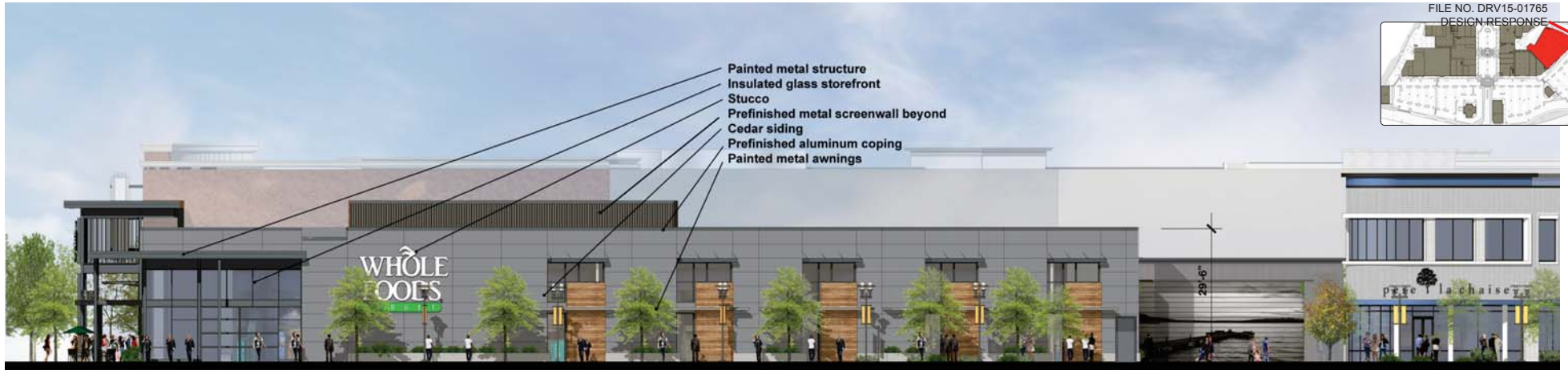
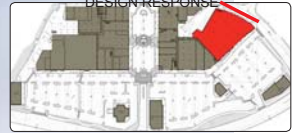
## BUILDING A



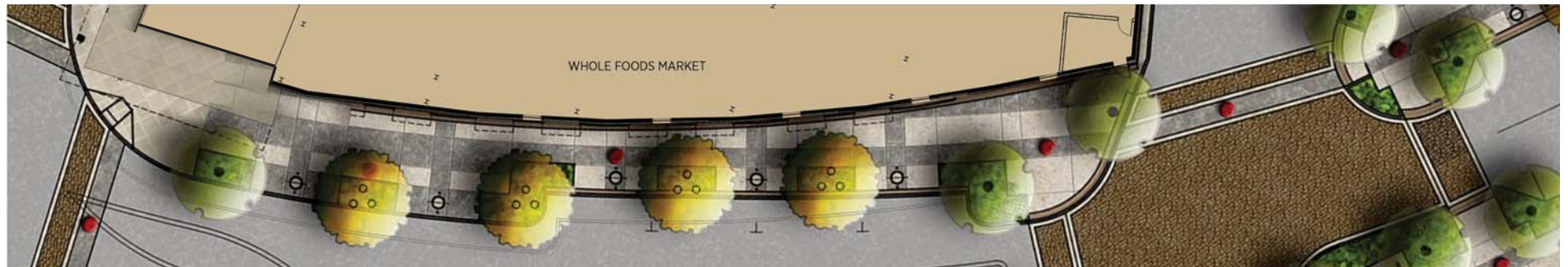
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## BUILDING A - RENDERING



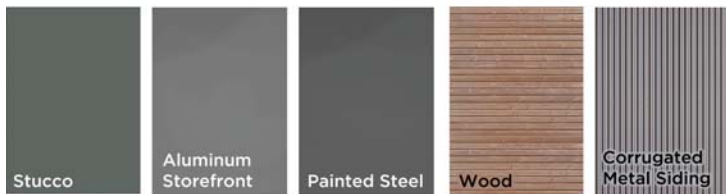


BUILDING A EAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1:20



BUILDING MATERIALS

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Antunovich Associates · Architect  
Lifescapes International, Inc · Landscape Architect

## BUILDING A - EAST ELEVATION



## DRB DIRECTION:

For Buildings A and B provide more information on canopies, parapets, and the proposed roof condition.

## RESPONSE:

Buildings A and B will have designated mechanical zones that will be appropriately screened, parapets will have proper returns and canopies will be provide near continuous protection for the pedestrian around the site.



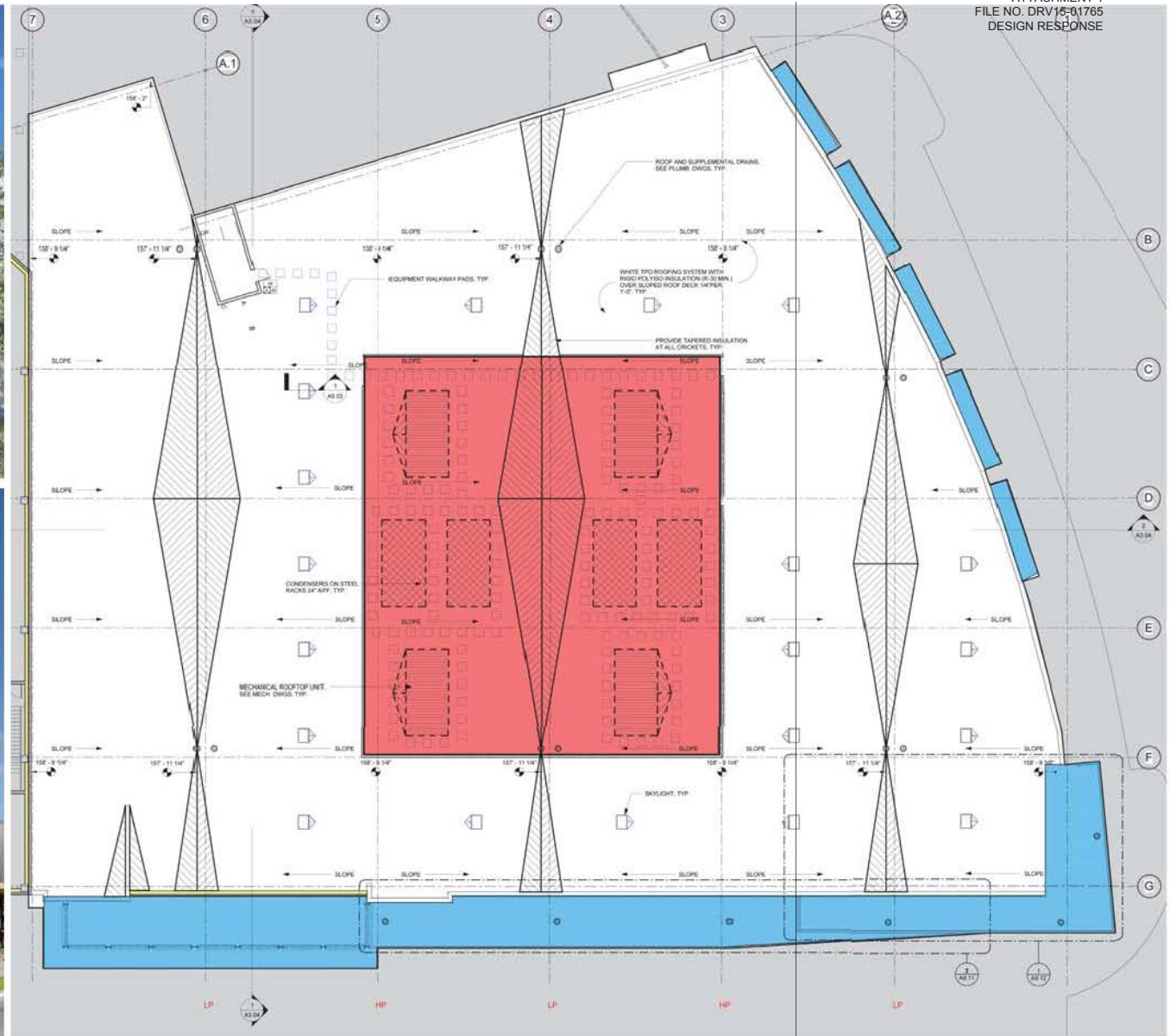
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Lifescapes International, Inc · Landscape Architect

## BUILDING B





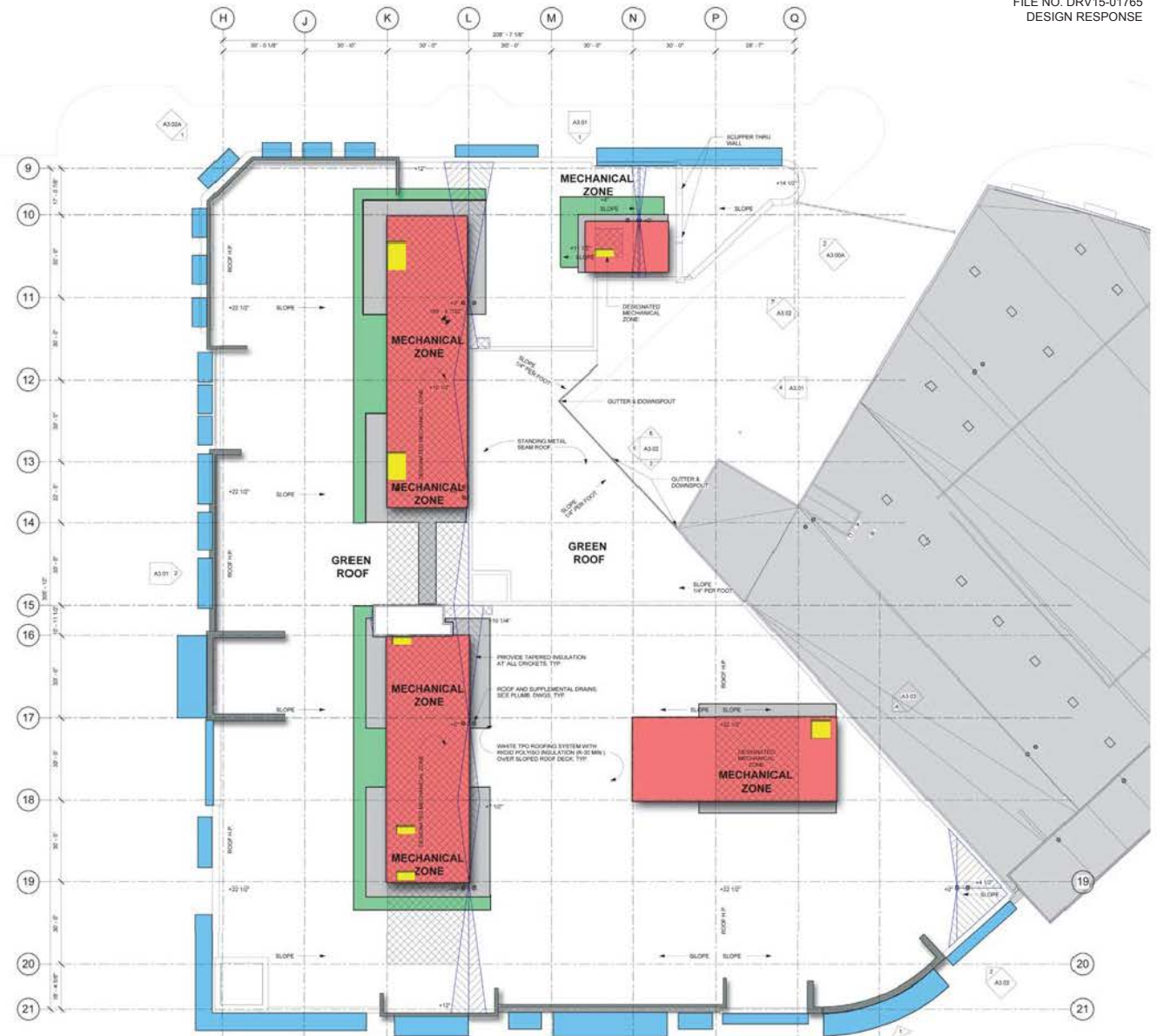
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BUILDING A - MECHANICAL AND CANOPY PLAN



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BUILDING B - MECHANICAL AND CANOPY PLAN





BUILT UP CANOPY - TPO ROOF METAL CLAD INTERNALLY DRAINED - EXTERIOR DOWNSPOUT

A



METAL AND GLASS EXTERNALLY SHEET DRAINED

B



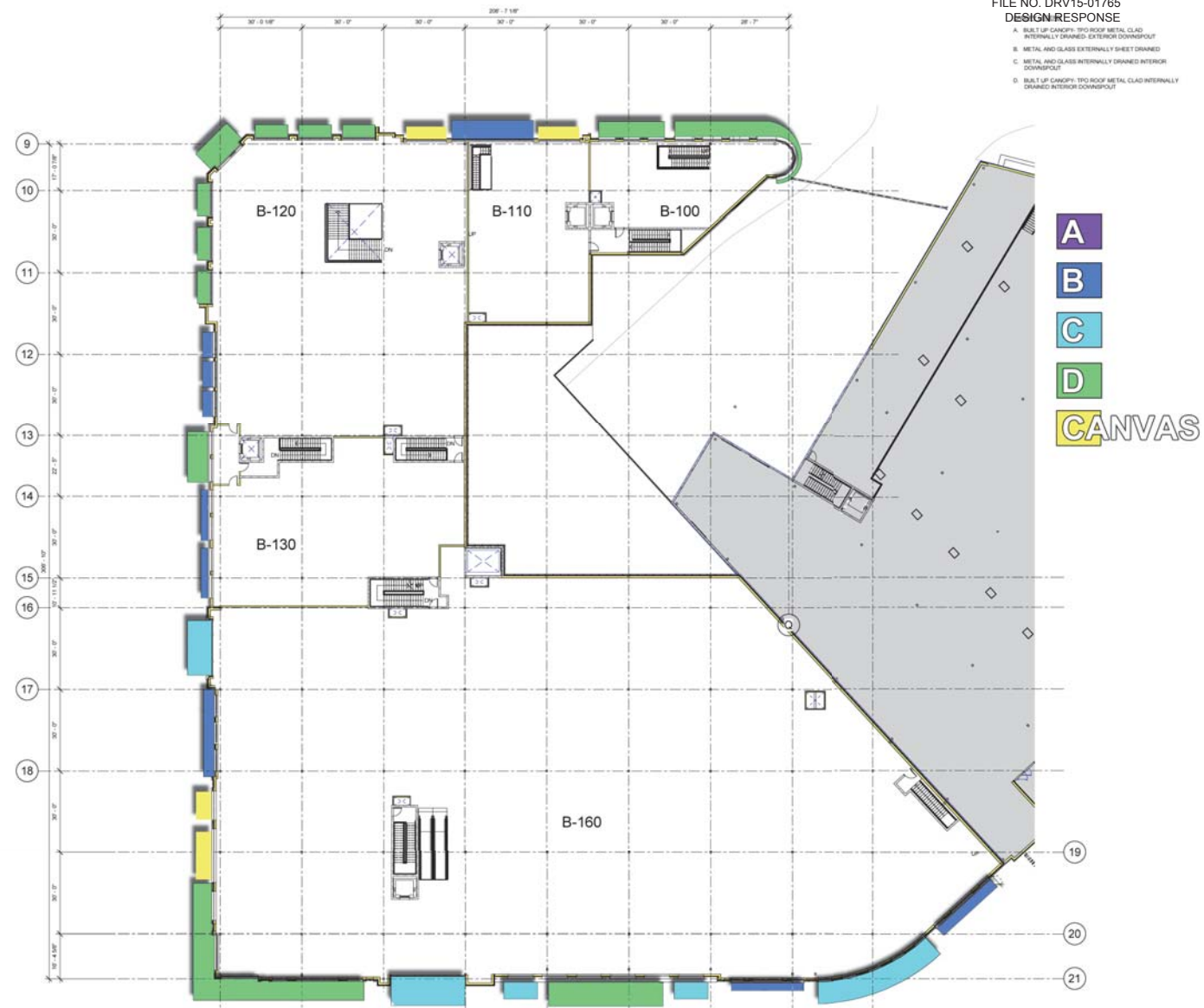
METAL AND GLASS INTERNALLY DRAINED INTERIOR DOWNSPOUT

C



BUILT UP CANOPY - TPO ROOF METAL CLAD INTERNALLY DRAINED INTERIOR DOWNSPOUT

D

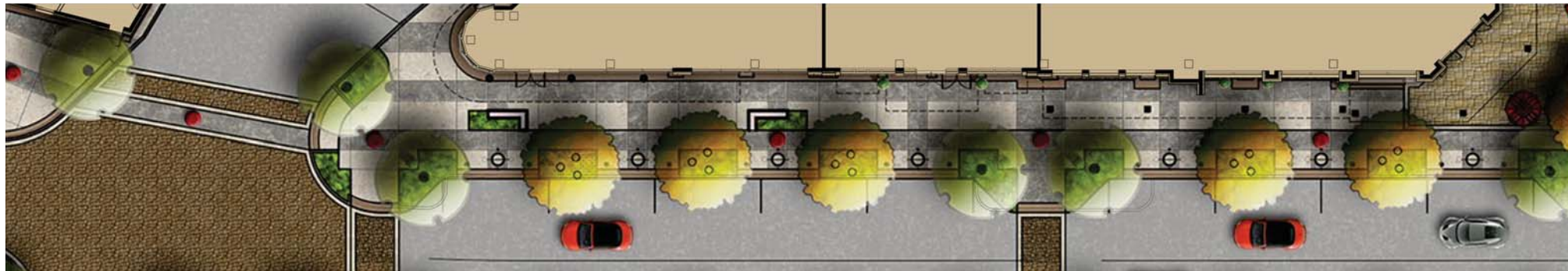


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## BUILDING B - CANOPY PLAN AND KEY



BUILDING B NORTHEAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN



BUILDING MATERIALS

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## BUILDING B - NORTHEAST ELEVATION





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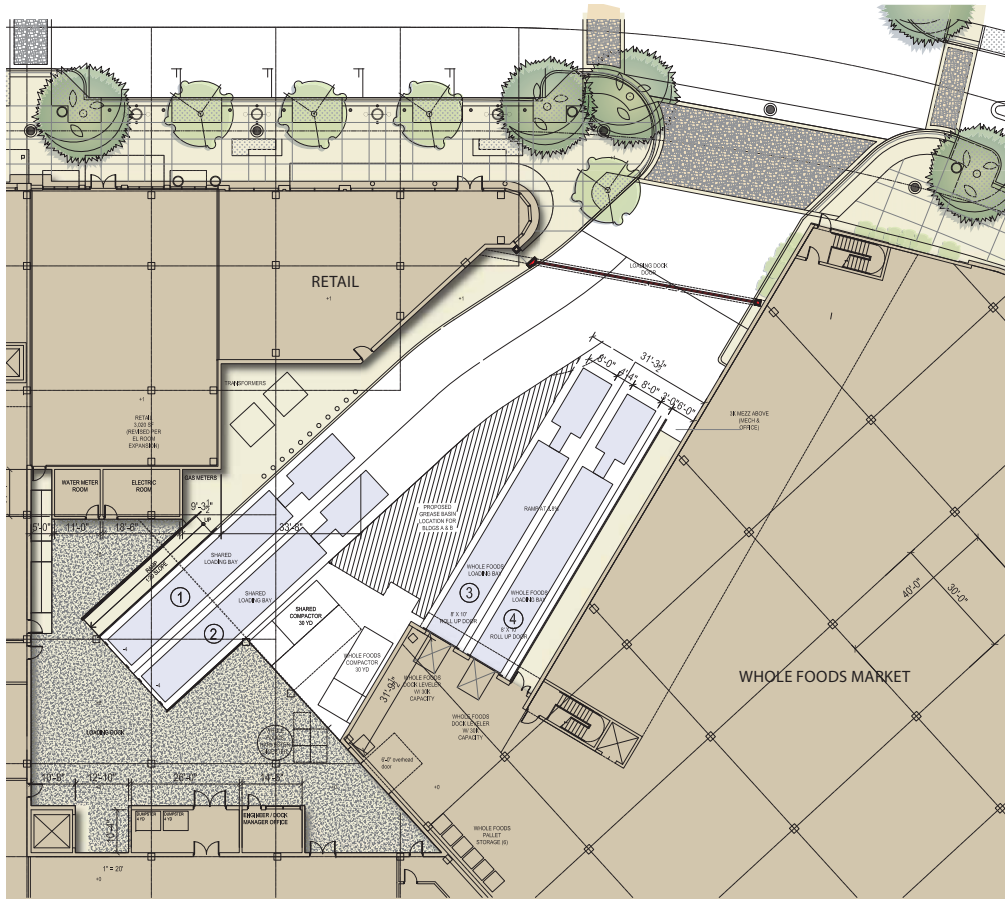
## LOADING DOCK

### DRB DIRECTION:

Please provide clear strategy for the loading dock and loading dock doors.

### RESPONSE:

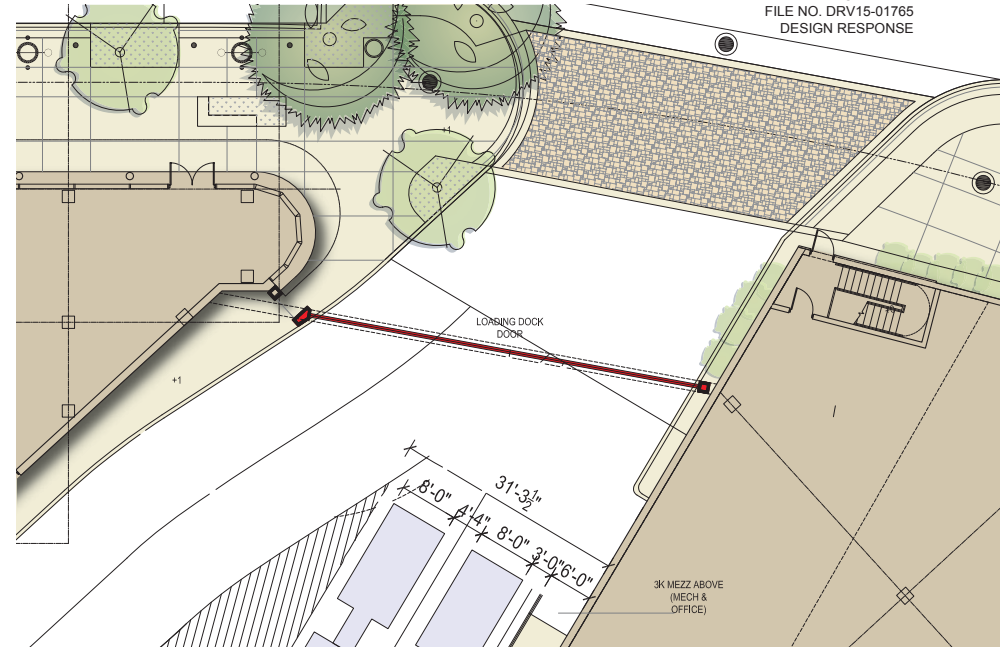
A combined central Loading Dock will be provided within the center of Building A and Building B accessible from 120th Avenue. The Loading Dock area will contain four truck docks, trash compactors and dumpsters, electrical transformers and other utility service elements. The Loading Dock area will be completely screened from 120th Avenue by a (50ft. x 20ft.) aluminum overhead door.



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## LOADING DOCK

ATTACHMENT 1  
 FILE NO. DRV15-01765  
 DESIGN RESPONSE



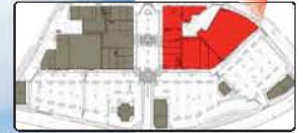




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## LOADING DOCK - PERSPECTIVE LOOKING SOUTH ON 120TH





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## LOADING DOCK - PERSPECTIVE LOOKING NORTH ON 120TH





## DRB DIRECTION:

Please clearly define the design intent and material palette for Building K

## RESPONSE:

Building K, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.



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## BUILDING K - RENDERING

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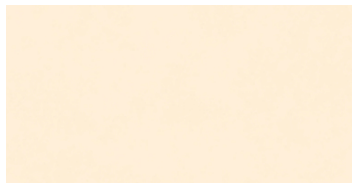
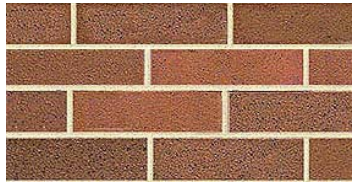




NORTH ELEVATION



WEST ELEVATION



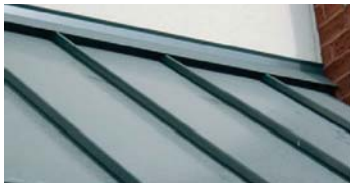
BUILDING MATERIALS

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## BUILDING K - ELEVATIONS AND PLAN



SOUTH ELEVATION



BUILDING MATERIALS



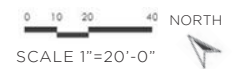
BUILDING K - ELEVATION

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KEYMAP



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## AREA 1 - LANDSCAPE PLAN ENLARGEMENT

Intersection at 120th Avenue & Totem Lake Blvd



## DRB DIRECTION:

Please clearly define the design intent and material palette for Building M

## RESPONSE:

Building M, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.





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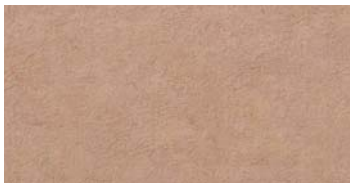
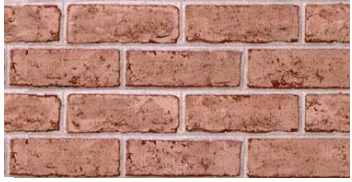
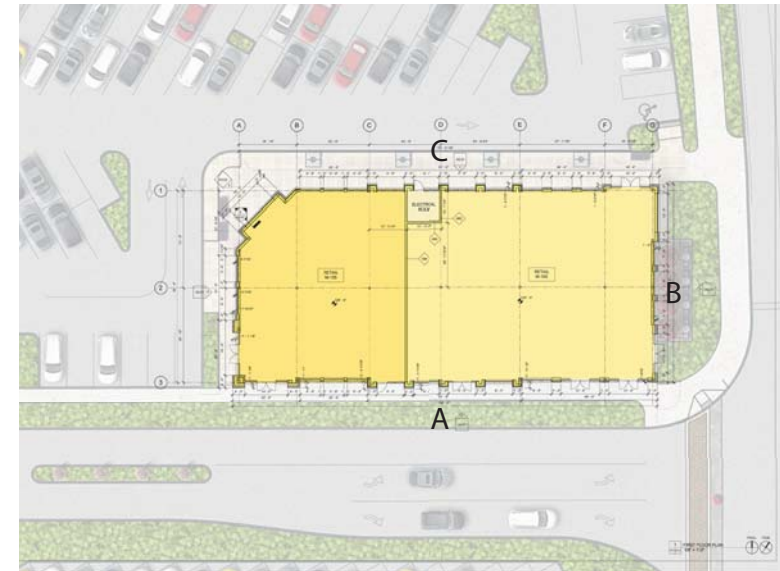
## BUILDING M - RENDERING



NORTHEAST ELEVATION - C



SOUTHWEST ELEVATION - B

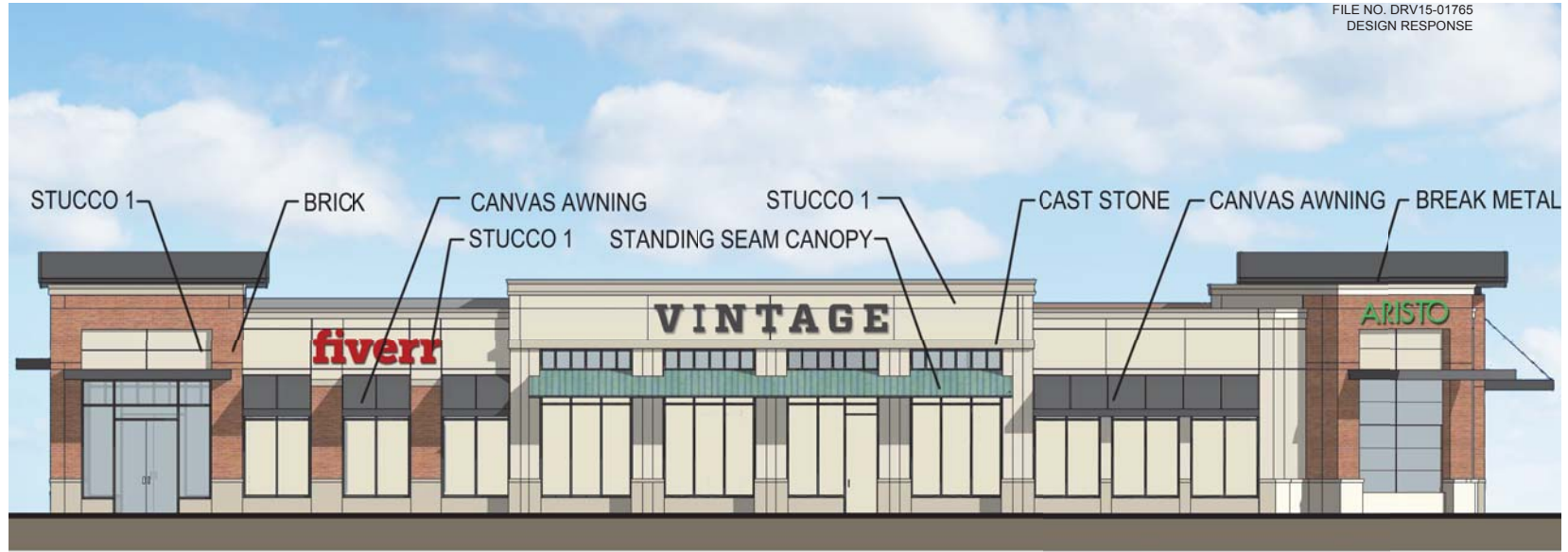


BUILDING MATERIALS

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## BUILDING M - ELEVATIONS AND SITE PLAN

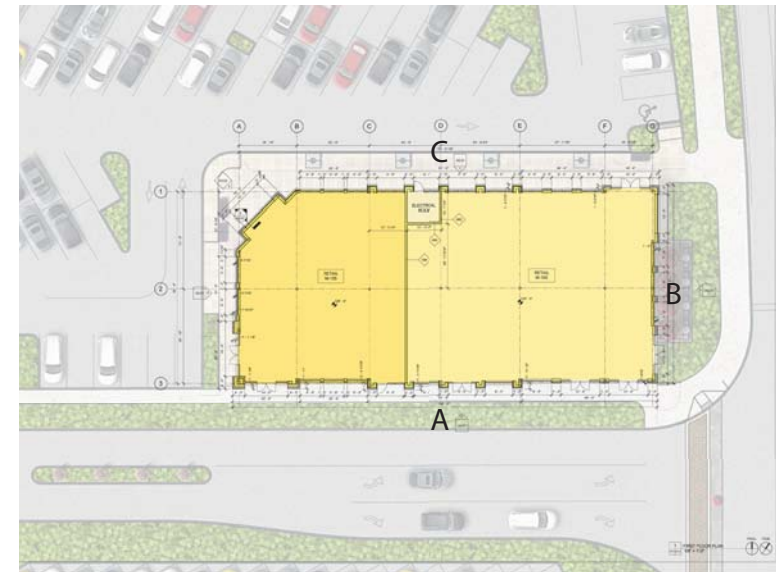




NORTHEAST ELEVATION - A



BUILDING MATERIALS



BUILDING M - ELEVATIONS AND SITE PLAN

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## FINISH MATERIALS



### The Village at Totem Lake

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## AREA 7 - LANDSCAPE PLAN ENLARGEMENT

Village Entry Drive

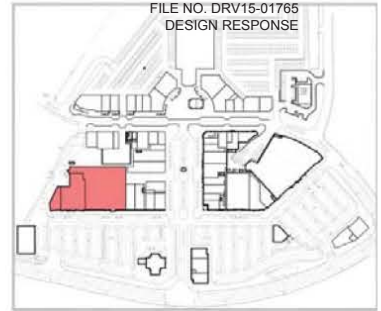


KEYMAP

0 10 20 40 NORTH  
SCALE 1"=20'-0"

25





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## PROPOSED ROSS ELEVATION





## CONCERN:

Provide an update on Building C and Phase II.

## SOLUTION:

CenterCal are continuing to work on the design and the development of Building C. Options are being considered for constructing Parking above the Ground floor Retail stores, with Residential and/or a Hotel included above. We will return to DRB for the complete design approval of Building C.

CenterCal are still evaluating their partnership options with Residential Developers for the development of Phase II.

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## BUILDING C AND PHASE II